



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 14310-0-00727
Date Received: 10-6-14
Commission/Group: GERMAN VILLAGE
Existing Zoning: R-2F Application Accepted by: 10. Reiss Fee: \$ 320.00
Comments: 12/16/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

(SEE ATTACHMENT)

LOCATION

1. Certified Address Number and Street Name 700 S. FIFTH ST.
City COLUMBUS State OHIO Zip 43206
Parcel Number (only one required) 010-037525-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name WILLIAM HUGUS ARCHITECTS, LTD.
Address 750 MOHAWK ST City/State COL OH Zip 43206
Phone # 614-221-2724 Fax # — Email HUGUSBLUE@GMAIL.COM

PROPERTY OWNER(S):

Name SUSAN & JACK KASEY
Address 225 LEAR ST. City/State COL OH Zip 43206
Phone # 812-455-3017 Fax # — Email KASEY.3@OSU.EDU
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

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ATTACHMENT

Request a Variance from Section 3332.25 Maximum Side Yards ; from 8.2' required to 3.0'

Request a Variance from Section 3332.26 (B 2) Minimum Side Yards ; from 5.0' to 3.0'

Request a Variance from Section 3332.38 (F) Garage area from 720 sf to 852 sf, plus

a Variance to Section 3332.38 (H) allow a habitable space (458 sf)

attached to said freestanding garage

3332.35 *Accessory building.
To allow an accessory building to contain
habitable space which is not
ordinarily appurtenant to the allowable
principal use. (OR)*



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AFFIDAVIT

14310-00727

700 South 5th Street

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at 700 S. Fifth St. Columbus, OH 43206

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Jack D. Kasey & Susan Kasey

AND MAILING ADDRESS

225 Lear St.

Columbus, OH 43206

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

William Hugus

(614) 221-2724

AREA COMMISSION OR CIVIC GROUP

(5) German Village Commission (Cristin Moody)

AREA COMMISSION ZONING CHAIR OR

109 N. Front Street

CONTACT PERSON AND ADDRESS

Columbus, OH 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
John & Nancy Auer	699-701 S. Sixth St. Columbus, OH 43206	701 S. Sixth St. Columbus, OH 43206
Business Management Group Ltd.	203 E. Sycamore St. Columbus, OH 43206	378 Walhalla Rd. Columbus, OH 43202
Mary Byers	716 S. Fifth St. Columbus, OH 43206	716 S. Fifth St. Columbus, OH 43206
CMZ Real Estate LLC	221-223 E. Sycamore St. Columbus, OH 43206	2612 Tally Ho Dr. Blacklick, OH 43004
David Cohen & Angela Ruiz	724 S. Fifth St. Columbus, OH 43206	724 S. Fifth St. Columbus, OH 43206

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 15th day of August, in the year 2014

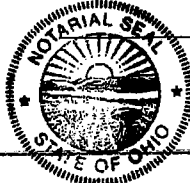
SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:



BRIAN S. ARTZ, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.



BRIAN S. ARTZ, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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14310-00727

APPLICANT: **700 South 5th Street**

PROPERTY OWNERS:

**AREA COMMISSION/CIVIC
GROUP:**

William Hugus Architects Ltd.
c/o Bill Hugus
750 Mohawk St.
Columbus, OH 43206

Jack & Susan Kasey
225 Lear St.
Columbus, OH 43206

German Village Commission
109 N. Front St.
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS:**

John & Nancy Auer
701 S. Sixth St.
Columbus, OH 43206

Business Management Group Ltd.
378 Walhalla Rd.
Columbus, OH 43202

Mary Byers
716 S. Fifth St.
Columbus, OH 43206

CMZ Real Estate LLC
2612 Tally Ho Dr.
Blacklick, OH 43004

David Cohen & Angela Ruiz
724 S. Fifth St.
Columbus, OH 43206

Marlyn C. Day
36 Poplar St.
Huron, OH 44839

Cindy L. Farson
718 S. Fifth St.
Columbus, OH 43206

Rebecca Ford
713 S. Fifth St.
Columbus, OH 43206

William & Gail Fournier
695 S. Sixth St.
Columbus, OH 43206

Frankfort Street Properties LLC
664 S. Grant Ave.
Columbus, OH 43206

Elizabeth Hingsbergen &
Kathy Anderson
247 E. Sycamore St.
Columbus, OH 43206

Jeannie M. Hopkins
11156 Cedar Hill Ct.
Canal Winchester, OH 43110

Luann Jackson
241 Alexander Alley
Columbus, OH 43206

Rosemarie B. Keidel
216 Hamilton Ave.
Columbus, OH 43206

Ali Lari & Amina Aldailami
688 S. Fifth St.
Columbus, OH 43206

Hugh & Carole Livingston
713 S. Sixth St.
Columbus, OH 43206

Ronald E. Marshall
704 S. Fifth St.
Columbus, OH 43206

Michael & Erin Marucco
511 11th St. #2
Brooklyn, NY 11215

Edward J. Merkle
54 E. Whittier St.
Columbus, OH 43206

John Petro & Angela Stoll
231 Sycamore St.
Columbus, OH 43206

Douglas J. Priesse
708 S. Fifth St.
Columbus, OH 43206

Steven M. Puckett
709 S. Fifth St.
Columbus, OH 43206

Bruce & Carolyn Redwood
707 S. Sixth St.
Columbus, OH 43206

Julee C. Stephenson
703 S. Fifth St.
Columbus, OH 43206

Brian Swain & Lillian Stockell
727 Purdy Aly
Columbus, OH 43206

Wendy Sweney
698 S. Fifth St.
Columbus, OH 43206

Michael Smith & Heather Ward
717 S. Sixth St.
Columbus, OH 43206

Daniel Scott Williams
227 Sycamore St.
Columbus, OH 43206

Paul & Helen Wippel
11474 Walnut Creek Pike
Ashville, OH 43103

Julee C. Stephenson
703 S. Fifth St.
Columbus, OH 43206

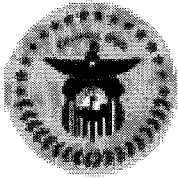
Brian Swain & Lillian Stockell
727 Purdy Aly
Columbus, OH 43206

Wendy Sweney
698 S. Fifth St.
Columbus, OH 43206

Michael Smith & Heather Ward
717 S. Sixth St.
Columbus, OH 43206

Daniel Scott Williams
227 Sycamore St.
Columbus, OH 43206

Paul & Helen Wippel
11474 Walnut Creek Pike
Ashville, OH 43103



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00727
700 South 5th Street

One Stop Shop Zoning Report Date: Tue Oct 7 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 700 S 5TH ST COLUMBUS, OH

Mailing Address: 225 LEAR ST

COLUMBUS OH 43206

Owner: KASEY SUSAN KASEY JACK D JR

Parcel Number: 010037525

ZONING INFORMATION

Zoning: Z72-055, Residential, R2F

effective 6/21/1972, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: German Village Area Commission

Planning Overlay: N/A

Historic District: German Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

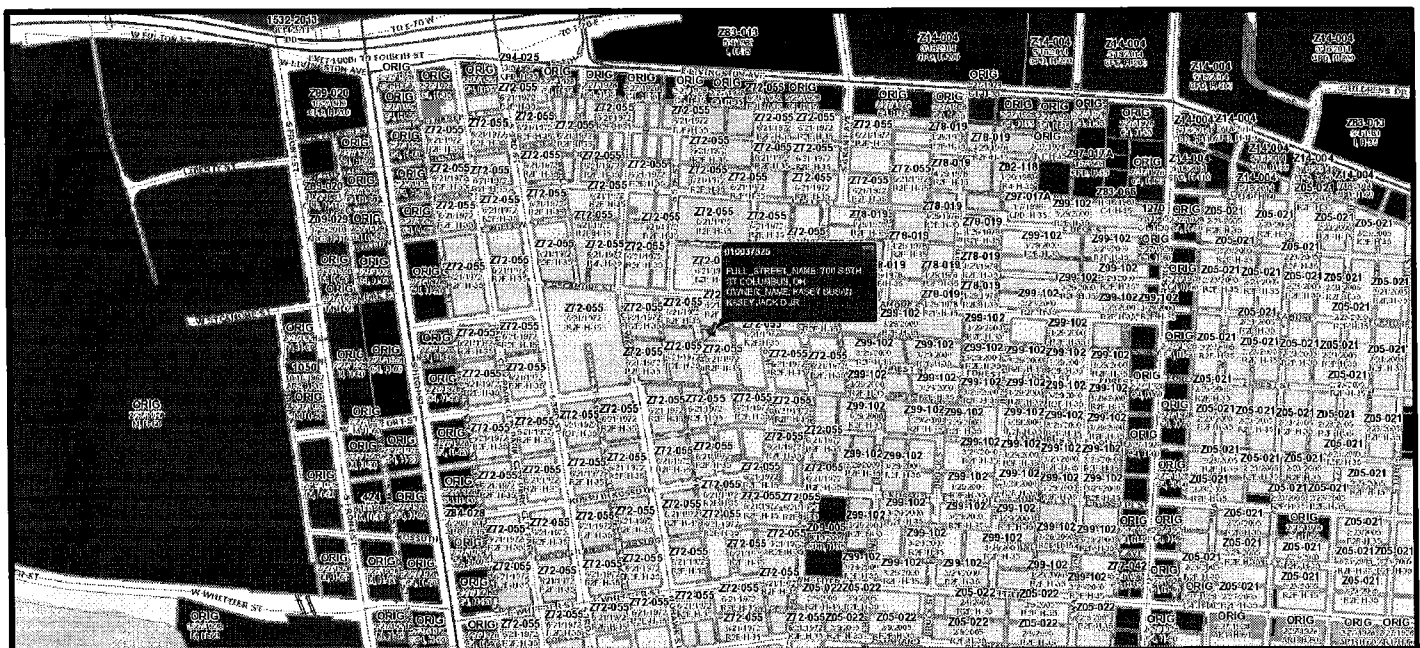
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14310-00727
700 South 5th Street

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

_____ This Applicant is requesting various Variances in order to construct an addition in order to make the
_____ property more livable and in order to accommodate the existing building encroaching on the alley right
_____ of way. The Variances regarding the garage are due to existing structures being reused which creates a
_____ hardship if not approved. These conditions are not a result of actions by this homeowner and will not be
_____ injurious to adjacent properties.

Signature of Applicant _____

Date _____

10-6-14

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AREA MAP

W. H. B.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010037525

Zoning Number: 700

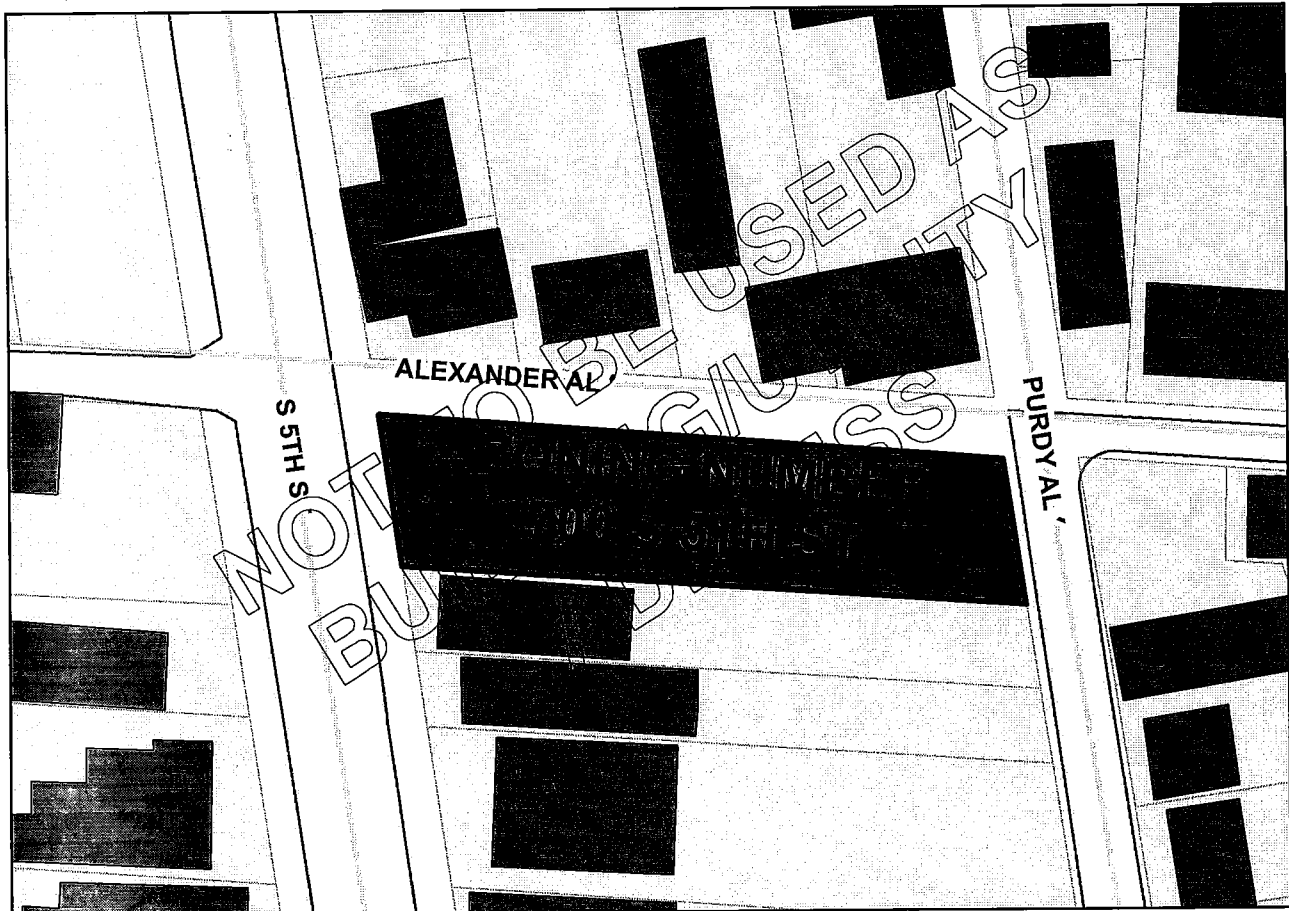
Street Name: S 5TH ST

Lot Number: N/A

Subdivision: N/A

Requested By: ARTZ, DEWHIRST & WHEELER, LLP (CHAD DRAHEIM)

Issued By: Cassandra Sampedro Date: 8/15/2014



SCALE: 1 inch = 50 feet



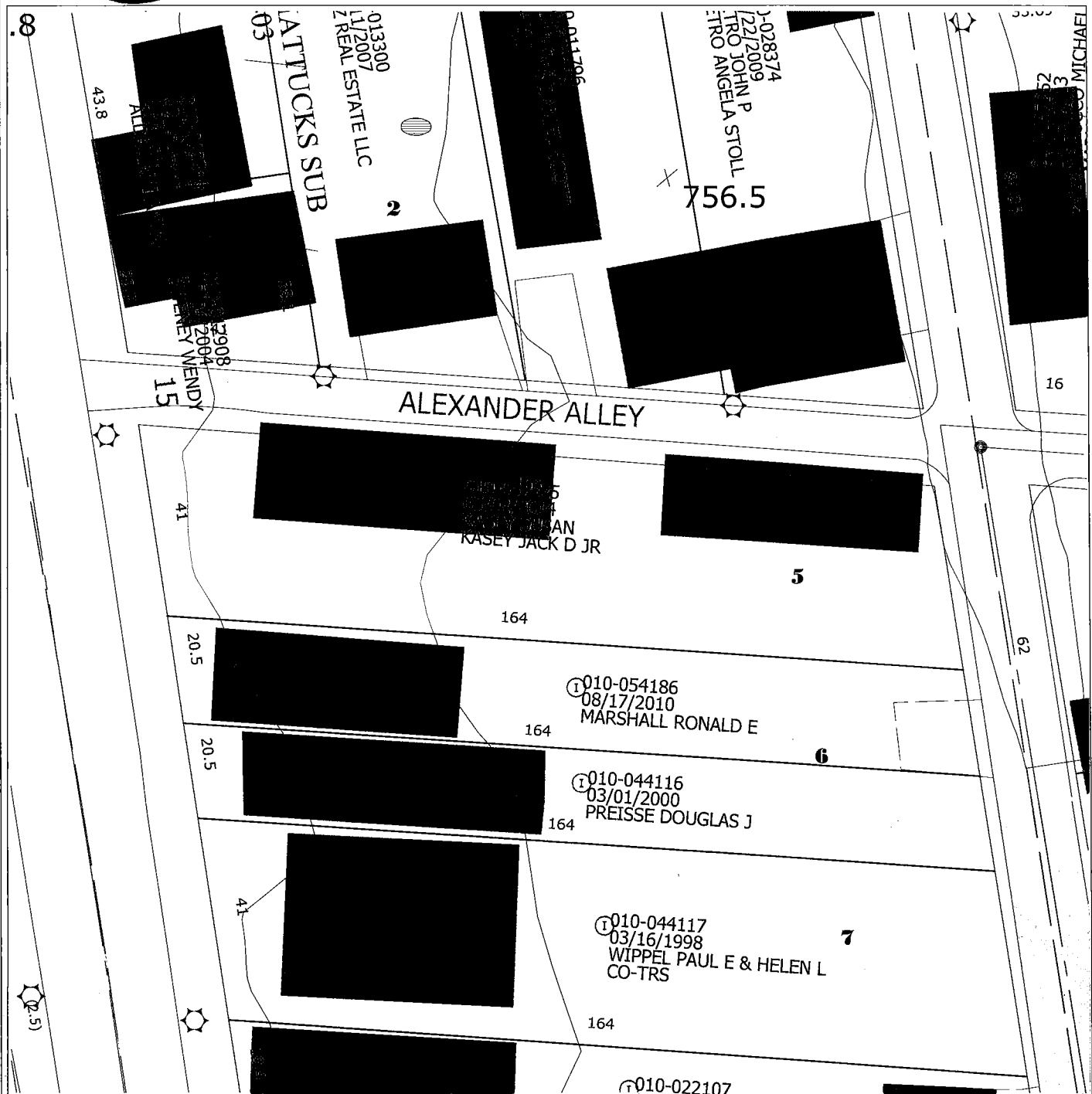
JENNIFER L. GALLAGHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 8/15/14



Disclaimer

Scale = 30

Grid

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be used as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

14310-00727
700 South 5th Street



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

14310-00727

STATE OF OHIO
COUNTY OF FRANKLIN

700 South 5th Street

Being first duly cautioned and sworn (NAME)

WILLIAM HUGUS

of (COMPLETE ADDRESS)

750 MOHAWK ST COLUMBUS OH 43206

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

SUSAN & JACK KASEY

225 LEAR ST, COL, OH 43206

SIGNATURE OF AFFIANT

[Handwritten signature of Chad M. Draheim]

Subscribed to me in my presence and before me this 2nd day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of Chad M. Draheim]

9/26/15

My Commission Expires:



Chad M. Draheim
Notary Public, State of Ohio
My Commission Expires 09-26-2015

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